

Minutes of Meeting
Dagsboro Planning & Zoning Commission
Bethel Center
June 2, 2022

I. Call Meeting to Order:

Commissioner Brad Connor called the meeting to order at 6:00 p.m.

Those in attendance were: Commissioner Brad Connor, Commissioner Cathy Flowers, Commissioner Earl Savage via telephone, Commissioner Cindy Gallimore, Commissioner Janice Kolbeck, Town Administrator Cindi Brought, and Engineering Consultant Kyle Gulbranson. Please see the sign in sheet for others in attendance.

II. Public Comment:

No public comment was made.

III. Approval of Minutes:
April 7, 2022

Commissioner Savage made a motion to approve the minutes. Commissioner Kolbeck seconded the motion with one correction needed. All were in favor.

IV. New Business:

1. Ryan Stuckey – The Young Adventurers

Ryan Stuckey purchased what was Dagsboro Days /Center Bite coffee shop. He inquired if an Administrative Change of Use application would be necessary as it is not replacing an existing use and felt that it is not changing from one permitted use to another. Essentially the interior will be shifted around. Both sides will have seating areas but the back of the one side would be an expanded area for retail of games and toys. They are aiming for outdoor atmosphere type of toys of kids catching butterflies with nets.

Town Administrator Brought stated that it is the same use therefore only a Town Business License would be needed. Engineering Consultant Gulbranson agreed it is still retail and food service which is what was there before.

Chairperson Connor asked if there was a date for opening. Mr. Stuckey stated that he hoped to have a soft opening in two weeks. The coffee will be Chesapeake Bay Roasting Company based in Maryland. The ice cream vendor still is not confirmed but that there will be eight, hand dipped flavors of ice cream. There would still be baked goods as well scones, muffins and donuts.

Commissioner Kolbeck asked what the proposed hours would be. Mr. Stuckey stated that is in flux depending on what the market wants. He would like the hours to be 8 am to 9 pm.

2. Cea Dag Court – Jake Booth, Scaled Engineering

Engineering Consultant Gulbranson stated that this is the last two buildings to finish out the Cea Dag Townhouse Development. There are two building pads in the back and two parking areas in the front to accommodate these last two buildings. Capstone is proposing twelve units with garages. One question that arose was that in front of the two building locations there is already a parking bay which is being utilized as overflow parking. Since they are proposing garages they would do curb cuts in front of the townhouses for people to access the garage. Our comment back was there would need to be striping so they are not blocking the driveway entrance into the garage units for the townhouses. They do have a slight problem in the rear where there is a tax ditch that glances the southwest corner of the property. He stated that when Royal Farms did their construction they re-routed the tax ditch, therefore what DNREC has on their map is inaccurate. On that corner, they still have a tax ditch easement that they were to work on by either eliminating it completely or by narrowing it. They will also need to provide a landscaping plan.

Town Administrator Brought stated that this was approved before, but Hocker and Evans do not want to finish the project. Engineering Consultant Gulbranson stated that it was approved 18 – 20 years ago. Commissioner Flowers stated her concern is the traffic but since it's not that many homes, maybe it wouldn't make that much of a difference.

Commissioner Kolbeck made a motion to approve the recommendation to finish Cea Dag Townhouse Development. Commissioner Flowers seconded the motion. All were in favor.

V. Old Business:

There was no old business.

VI. Public Comment:

There was no public comment.

VII. Adjournment:

Commissioner Kolbeck made a motion to adjourn. Commissioner Gallimore seconded the motion.

Meeting was adjourned at 6:15 p.m.

Respectfully Submitted,
Stacy West, Town Clerk